

When Recorded Mail To:

Matthew B. Hutchinson
HOGGAN LEE HUTCHINSON
1225 Deer Valley Drive, Suite 201
Park City, Utah 84098

Mailing Address for Tax Notices:
Midway Village Development, LLC
c/o Daniel Luster
143 West Farm Springs Road
Midway, Utah 84049

6028172

SPACE ABOVE THIS LINE FOR RECORDER

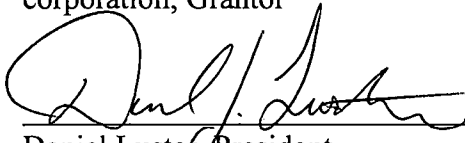
WARRANTY DEED

LUSTER DEVELOPMENT, INC., a Utah corporation, Grantor, hereby CONVEYS AND WARRANTS to MIDWAY VILLAGE DEVELOPMENT, LLC, a Utah limited liability company, for the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the following described property situated in Wasatch County, State of Utah:

SEE EXHIBIT A

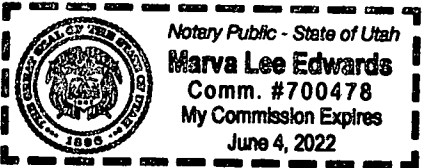
IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on this 27th day of February, 2020.

LUSTER DEVELOPMENT, INC., a Utah corporation, Grantor


Daniel Luster, President

STATE OF Utah)
)ss.
COUNTY OF Wasatch)

On the 27th day of February, 2020, personally appeared before me Daniel Luster, who being by me duly sworn, warrants and represents that he executed the above and foregoing instrument and that he executed the foregoing instrument in her/his individual capacity and that he did so of his own voluntary act for its stated purpose.




NOTARY PUBLIC

EXHIBIT A**PARCEL 1:**

A parcel of land located in the Northeast Quarter of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

Beginning at the Southwest corner of that property described in Book 574 at Page 400 of the Wasatch County Recorders said point being North 89°47'29" West 1576.70 feet (West by record) along the section line and existing fence from the East Quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian and running thence along said section line and existing fence North 89°47'29" West 1035.10 feet to a fence corner; thence along an existing fence North 0°33'08" East 127.04 feet (North 132.5 feet by deed) to the Southeasterly line of Memorial Hill as described in Book 21 at Page 142 of said records; thence along said Southeasterly line North 73°52'00" East 460.00 feet; thence North 58°11'00" East 237.00 feet; thence North 43°06'00" East 351.00 feet; thence North 24°41'00" East 63.52 feet to the Northwest corner of that property described in Book 574 at Page 400 of said records and a fence corner; thence along the West line of said property and said fence South 10°05'55" East 708.55 feet to the point of beginning.

Parcel No. 00-0021-2788. Serial No. OMI-1389-0-035-034.

PARCEL 1A:

A perpetual easement and right of way on, over and across the land described as follows:

Beginning at a point located 2681.92 feet due North and 900.07 feet due East from the South Quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and meridian and running thence South 89°45'28" East 136.12 feet, thence North 60.00 feet, thence North 89°45'28" West 146.81 feet, thence South 10°05'55" East 60.99 feet to the point of beginning.

PARCEL 1B

Together with a Right of Way Easement described as follows:

Beginning at a point on the Northerly line of an existing public highway, said point being East 15.25 chains, South 896.3 feet, and East 165 feet, more or less from the Northwest corner of the Southeast Quarter of Section 35, in Township 3 South, Range 4 East of the Salt Lake Meridian, and running thence North 896.3 feet, more or less to the North line of the Southeast Quarter; thence East 40 feet, thence South 896.3 feet, more or less to the North line of said public highway; thence West 40 feet to the place of beginning.

PARCEL 2

Beginning at a point 40 feet West from the Southeast corner of the Northwest Quarter of Section 35, Township 3 South, Range 4 East of the Salt Lake Meridian, and running thence West 317.72 feet; thence North 20 feet; thence East 327.72 feet; thence South 36° West 12 feet; thence South 13 feet to the place of beginning.

Also:

Beginning at a point 40 feet West from the Southeast corner of the Northwest quarter of Section 35, Township 3 South, Range 4 East of the Salt Lake Meridian, and running thence East 40 feet; thence North 40 feet; thence West 20 feet; thence South 36° West 34 feet, more or less, to a point due North from the place of beginning; thence South 13 feet to the place of beginning.

Parcel No.: 00-0006-4270. Serial No. OMI-0417-0-035-034.

PARCEL 3:

A parcel of land located in Wasatch County, Utah, described as follows:

Commencing at a point West 10.77 feet and North 2385.21 feet and North $89^{\circ}20'21''$ East 131.56 feet from the 1995 monument for the South Quarter Corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 258.01 feet; thence North $89^{\circ}48'48''$ East 355.01 feet; thence South $02^{\circ}01'27''$ East 161.34 feet; thence South $02^{\circ}17'37''$ East 93.96 feet; thence South $89^{\circ}20'21''$ West 364.49 feet to the point of beginning. Contains 2.00 acres.

Parcel No. 00-0021-2599. Serial No. OMI-0535-3-035-034.

PARCEL 4:

Right-of-Way Easement described in that certain Grant of Right-of-Way Easement granted by Horizon Provider, LC to Luster Development, Inc. on August 30, 2017 and recorded with the Wasatch County Recorder on August 31, 2017 as Entry No. 442187, Book 1200, Pages 39-41 of official records, being more particularly described as follow:

Beginning at a Northwest property corner of the Grantor's property, being on the eastern right-of-way line for River Road, and being North 2403.83 feet and West 461.12 feet and North $00^{\circ}34'50''$ East 274.31 feet from the 1976 Monument for the South Quarter Corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian (said 1976 Monument location being South 38.61 feet and East 116.44 feet of the current 1995 Section Corner Monument), thence North $89^{\circ}24'45''$ East 325.45 feet along the Grantor's north boundary line; thence North $89^{\circ}48'48''$ East 137.26 feet along the Grantor's north boundary line; thence South 55.00 feet; thence South $89^{\circ}48'48''$ West 137.08 feet; thence South $89^{\circ}24'45''$ West 326.18 feet to the Grantor's west boundary line; thence North $00^{\circ}34'50''$ East 55.01 feet along said West boundary line to the point of beginning.

Ent 475188 Bk 1284 Pg 637 - 639
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2020 Mar 03 02:05PM Fee: \$40.00 TC
For: First American - Heber City
ELECTRONICALLY RECORDED

Recording Requested by:
First American Title Insurance Company
150 North Main Street, Suite 103A
Heber, UT 84032
(435)654-1414

AFTER RECORDING RETURN TO: MAIL TAX NOTICE TO:
Midway Village Development, LLC
143 W Farm Springs Rd.
Midway, UT 84049

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **380-5837221 (nh)**
A.P.N.: **00-0014-1502, Serial No. OMI-0535-1-035-034**

Karl Lynn Dodge and Gunda Le Dodge, Trustees (and to their Successors in Trust) of The Dodge Family Trust u/a/d May 31, 1996, Grantor, of **Midway, Wasatch** County, State of **UT**, hereby CONVEY AND WARRANT to

Midway Village Development, LLC, a Utah limited liability company, Grantee, of **Midway, Wasatch** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Wasatch** County, State of **Utah**:


SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2020** and thereafter.

Witness, the hand(s) of said Grantor(s), this **February 27**, **2020**.

Karl Lynn Dodge and Gunda Le Dodge, Trustees
(and to their Successors in Trust) of The Dodge
Family Trust u/a/d May 31, 1996


Karl Lynn Dodge, Trustee


Gunda Le Dodge, Trustee

A.P.N.: 00-0014-1502, Serial
No. OMI-0535-1-035-034

Warranty Deed - continued

File No.: 380-5837221 (nh)

STATE OF Utah)
County of Wasatch)ss.

On Feb. 27, 2020, before me, the undersigned Notary Public, personally appeared **Karl Lynn Dodge and Gunda Le Dodge, Trustees of The Dodge Family Trust u/a/d May 31, 1996**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 6/4/22

Marva Lee Edwards
Notary Public

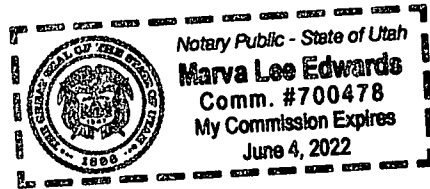


EXHIBIT "A "Escrow No. **380-5837221 (nh)**A.P.N.: **00-0014-1502, Serial No. OMI-0535-1-035-034**

BEGINNING EAST 33 FEET FROM CENTER SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN; SOUTH 01° EAST 675.50 FEET; SOUTH 88°10' EAST 135 FEET; SOUTH 01° EAST 248.5 FEET SOUTH 88°10' EAST 369.90 FEET; NORTH 01° WEST 937.20 FEET; WEST 504.90 FEET TO THE BEGINNING.

LESS AND EXCEPTING THAT PORTION OF GROUND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED DECEMBER 05, 1996 AS ENTRY NO. 191101 IN BOOK 337 AT PAGE 633 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 33 FEET EAST AND NORTH 89°48'03" EAST 34.50 FEET; AND SOUTH 89°30'02" EAST 263.84 FEET; AND SOUTH 89°03'31" EAST 175.88 FEET FROM THE ASSUMED NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 01°12'27" EAST 160.87 FEET; THENCE SOUTH 01°28'37" EAST 160.62 FEET; THENCE SOUTH 01°15'59" EAST 180.98 FEET; THENCE SOUTH 01°08'17" EAST 182.26 FEET; THENCE SOUTH 01°57'47" EAST 195.29 FEET.

LESS AND EXCEPTING THAT PORTION CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED JANUARY 18, 2005 AS ENTRY NO. 278987 IN BOOK 732 AT PAGE 190 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND REBAR AND CAP SURVEY MARKER STAMPED RLS #3371 LOCATED AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF PROPERTY WARRANTED TO ERNEST B. HEWLETT AND COLLEEN L. HEWLETT ON 31 AUGUST, 1995 AND REFERENCED AS ENTRY NUMBER 181778 IN BOOK 306 AT PAGE 94 OF OFFICIAL RECORDS, SAID REBAR AND CAP SURVEY MARKER LYING NORTH 2385.21 FEET AND WEST 10.77 FEET FROM THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN (FROM SAID SOUTH ONE-QUARTER CORNER THE 1995 WASATCH COUNTY SURVEY MONUMENT FOR THE SOUTHEAST CORNER OF SAID SECTION BEARS NORTH 89°54'33" EAST 2658.21 FEET); AND RUNNING THENCE SOUTH 86°34'19" WEST 334.51 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL; THENCE NORTH 00°34'50" EAST 274.31 FEET ALONG THE WESTERLY BOUNDARY OF SAID PARCEL; THENCE NORTH 89°24'45" EAST 325.45 FEET ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL; THENCE NORTH 01°15'58" WEST 1.44 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE NORTH 89°48'48" EAST 472.29 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 02°01'27" EAST 161.34 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 02°17'37" EAST 93.96 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 89°20'21" WEST 476.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 27, 2005 AS ENTRY NO. 289327 IN BOOK 789 AT PAGE 118 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT HAVING STATE PLANE RECTANGULAR COORDINATES OF X:2005311.57 AND Y:497095.60 (BASED ON THE LAMBERT CONFORMAL PROJECTIONS UTAH CENTRAL ZONE), SAID POINT BEING SOUTH 3017.06 FEET AND WEST 10.93 FEET FROM THE NORTH ONE QUARTER CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°10'30" EAST ALONG A FENCELINE AND FENCELINE EXTENDED 213 FEET; THENCE SOUTH 0°49'30" WEST 132 FEET; THENCE NORTH 89°10'30" WEST 213 FEET; THENCE NORTH 0°49'30" EAST 132 FEET TO THE POINT OF COMMENCEMENT.